

# Original Aurora Zone District Guide

## **Zoning Category: Single Family**

Conceptual Zone District: Original Aurora – R-1 (OA-R-1)

**Intent:** The intent of OA-R-1 is to protect residential neighborhoods and maintain the overall image and character of Original Aurora.

**Possible Uses:** Single Family Homes  
Accessory Dwelling Units  
Duplexes



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## **Zoning Category: Mixed Residential**

Conceptual Zone District: Original Aurora – R-2 (OA-R-2)

**Intent:** The intent of OA-R-2 is to encourage a range of housing types that are compatible in scale with single-family homes and help diversify the choices available for households of different age, size and income.

**Possible Uses:** Single Family Detached Homes  
Duplexes  
Townhomes  
Green Courts  
Live / Work  
Small Neighborhood-Scale Businesses

Conceptual Zone District: Residential – Mixed Use (R-MU)

**Intent:** The intent of R-MU is to promote active and pedestrian-oriented residential areas that have a mix of higher-density residential and neighborhood-scale commercial uses.

**Possible Uses:** Multi-Family Apartments  
Duplexes  
Townhomes  
Green Courts  
Live / Work  
Small Neighborhood-Scale Businesses



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## **Zoning Category: Mixed Use**

Conceptual Zone District: Original Aurora – Main Street (OA-MS)

**Intent:** The intent of OA-MS is to support active, pedestrian-friendly and economically vibrant “main street” corridors within Original Aurora through a mix of uses and low to medium density building forms.

**Possible Uses:** Retail Shops  
Restaurants  
Offices  
Combination of Residential / Retail Shops / Offices  
Existing Single Family Homes  
Townhomes  
Smaller Multi-Family Apartments

Conceptual Zone District: Original Aurora – General (OA-Gen)

**Intent:** The intent of OA-G is to promote an urban, mixed-use environment along key corridors and retail streets within Original Aurora.

**Possible Uses:** Retail Shops  
Restaurants  
Offices  
Combination of Residential / Retail Shops / Offices  
Townhomes  
Taller Multi-Family Apartments

